



*Village of Wellington*

# **REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL**

**Darell Bowen, Mayor  
Dr. Carmine A. Priore, Vice Mayor  
Lizbeth Benacquisto, Councilwoman  
Robert S. Margolis, Councilman  
Matt Willhite, Councilman**

**Wellington Community Center  
12165 West Forest Hill Boulevard  
Wellington, Florida**

**TUESDAY, AUGUST 12, 2008  
7:00 PM  
FINAL AGENDA**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. INVOCATION**

Rev. Rainer Richter, St. Peter's UMC

**4. APPROVAL OF AGENDA**

**5. CONSENT AGENDA**

**A. MINUTES OF THE JUNE 24, 2008 AND JULY 8, 2008 REGULAR VILLAGE  
COUNCIL MEETINGS**

Review and approval of the Minutes of the June 24, 2008 and July 8, 2008 Regular Village Council Meetings.

**B. AWARD RFP FOR INSPECTION SERVICES FOR PLANNING, ZONING &  
BUILDING (NOT TO EXCEED BUDGETED AMOUNT OF \$ 129,500.00)**

Award Inspection Services, RFP#025-08/RJB, to multiple Certified Inspection Contractors. Three (3) Primary Awards are to: Bureau Veritas North America, Inc., M.T. Causley, Inc. and Hy-Byrd, Inc., one Secondary Award to: O'Donnell,

Naccarato, Mignogna & Jackson, Inc. The contractors will assist the Planning, Zoning & Building Department with plans review, and buildings, mechanical, electrical, and plumbing inspection services. The Inspection Contractors will be used on an as-needed basis up to the budgeted amount of \$129,500.00.

**C. RESOLUTION NO. 2008-81 (2009 GKD SPORTS VISION SPRING FLING EVENT)**

GKD Sports Vision requests approval to rent 3 multipurpose fields at Village Park from March 15 - 19, 2009 for the amount of \$10,000 to conduct the "Spring Fling" Women's Lacrosse event in Greater Palm Beach County.

**D. RESOLUTION NO. 2008-84 (PALMS WEST CHAMBER OF COMMERCE SPONSORSHIP AGREEMENT FOR FALL FESTIVAL 2008)**

The Palms West Chamber and the Wellington Parks & Recreation Department request to enter into a sponsorship agreement to offset costs and provide the Fall Festival to Wellington residents.

**E. RESOLUTION NO. 2008-88 (ACCEPTANCE OF MAINTENANCE MEMORANDUM OF AGREEMENT) BETWEEN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND THE VILLAGE OF WELLINGTON TO INSTALL AND MAINTAIN HARDSCAPE WHICH INCLUDES BRICK PAVERS IN THE TRAFFIC SEPARATOR ALONG STATE ROAD 7 FROM MILE POST 23.323 TO MILE POST 23.482 (ALONG FRONTAGE OF ISLA VERDE OF WELLINGTON)**

**A RESOLUTION OF THE VILLAGE OF WELLINGTON, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A MAINTENANCE MEMORANDUM OF AGREEMENT WITH STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR HARDSCAPE ON STATE ROAD 7.**

Village Council approval to execute the Maintenance Memorandum of Agreement.

**F. WHITE PINE TOT LOT VOLUNTEER EFFORT**

Council approval of utilization of up to \$25,000 of funds remaining in 2007-2008 Beautiful Wellington grant funds for the pilot project to build the White Pine Tot Lot, as well as the allocation of up to \$5,000 in staff time to assist with the pilot project.

**G. RESOLUTION NO.2008-92 (FAIRLANE FARMS RENAMING)**

Council is requested to approve the re-naming of portions of Fairlane Farms and Pierson Roads to Stribling Way.

**6. PRESENTATIONS AND PROCLAMATIONS**

**A. REQUEST OF VILLAGE LAND SALE/PURCHASE BY CONGREGATION B'NAI AVRAHAM.**

Presentation of Congregation B'Nai Avraham's desire to purchase Village owned property (Parcel Control Number 73-41-44-26-01-018-000).

**B. PARK AND RIDE LOT AT WELLINGTON GREEN MALL**

Presentation by Mr. Chuck Cohen, Executive Director, Palm Tran, regarding the proposed "Park and Ride" lot at the Wellington Green Mall.

**7. PUBLIC HEARINGS**

**A. RESOLUTION NO. R2008-70 (THE WELLINGTON GREEN MALL 2000-12 DOA 10 AND MPA 3)**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON FLORIDA, APPROVING THE AMENDED AND RESTATED DEVELOPMENT ORDER AND PRELIMINARY DEVELOPMENT PLAN FOR THE WELLINGTON GREEN DEVELOPMENT OF REGIONAL IMPACT (DRI) KNOWN AS 2000-12 DOA 10; APPROVING AND AMENDING A MASTER PLAN AMENDMENT FOR THE WELLINGTON GREEN MALL KNOWN AS 2000-12 MPA 3; TO AMEND CONDITIONS, REMOVE WETLAND PRESERVE AND PROVIDE AN ADDITIONAL ACCESS FOR MUPD F; TO ADD, AMEND AND DELETE LOCAL CONDITIONS FOR SIGNAGE; AMEND LOCATION OF THE LAKE ON POD A; FOR THE WELLINGTON GREEN MALL, LOCATED WEST OF STATE ROAD 7 AND SOUTH OF FOREST HILL BOULEVARD; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

The petitioner is requesting to amend the Development of Regional Impact (DRI) and Master Plan for The Wellington Green Mall.

**B. RESOLUTION NO. 2008-91 (AQUILA BINKS DEVELOPMENT EXTENSION)**

Aquila Binks Development LLC. has requested an extension of the deadline to complete the clubhouse renovations from October 31, 2008 to December 31, 2008.

**C. RESOLUTION NO. R2008-75 (GRAND PRIX ACRES)**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, APPROVING A MASTER PLAN AMENDMENT APPLICATION KNOWN AS GRAND PRIX ACRES PETITION NO. 2003-014 MPA2 TO AMEND THE SOUTHERN 82 ACRES OF THE GRAND PRIX ACRES MASTER**

**PLAN TO DEPICT A REDUCTION OF DWELLING UNITS FROM 64 UNITS TO 36 UNITS; TO PHASE THE DEVELOPMENT INTO TWO PHASES – PHASE 1 FUTURE DEVELOPMENT (21 DWELLING UNITS OR FEWER) AND PHASE 2 (15 DWELLING UNITS), FOR THE PROPERTY LOCATED ON THE SOUTH SIDE OF PIERSON ROAD AND ON THE NORTH SIDE OF 40TH STREET SOUTH ONE MILE WEST OF SOUTH SHORE BOULEVARD, AS DESCRIBED MORE PARTICULARLY HEREIN; AND PROVIDING AN EFFECTIVE DATE.**

Postpone petition until the August 25, 2008 Village Council meeting.

**8. REGULAR AGENDA**

**A. UPDATE ON STATUS OF PBCC PROPOSAL WITH REGARD TO K-PARK PROPERTY AND DIRECTION TO STAFF ON WHETHER TO MOVE FORWARD AND NEGOTIATE A LEASE FOR THE PROPERTY**

Staff requests direction on lease negotiations with PBCC for the use of the K-Park property.

**B. ORDINANCE 2008-15 ABATEMENT OF DILAPIDATED STRUCTURES**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, RELATING TO ABATEMENT OF STRUCTURAL NUISANCES; AMENDING THE CODE OF ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA BY AMENDING CHAPTER 30, "ENVIRONMENT", ARTICLE II, "NUISANCES", DIVISION 2, "LOT CLEARING", SEC. 30-51, "DEFINITIONS" TO DEFINE "DILAPIDATED PROPERTY;" AMENDING SEC. 30-53, "NUISANCE DECLARED", TO ALLOW DILAPATED STRUCTURES TO BE CONSIDERED AS NUISANCES; AMENDING SEC. 30-54, "NUISANCE TO BE ABATED", TO ALLOW FOR ABATEMENT OF CERTAIN STRUCTURAL DAMAGE; AMENDING SEC. 30-055, "PROCEDURE FOR ABATEMENT", TO ALLOW THE VILLAGE TO EFFECT CERTAIN STRUCTURAL REPAIRS DEEMED TO BE A NUISANCE; AMENDING SEC. 30-56, "APPEALS", TO INCLUDE THE SPECIAL MAGISTRATE WITHIN THE APPEALS PROCESS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE ; AND PROVIDING AN EFFECTIVE DATE.**

Amend Chapter 30, "Environment", of the Code of Ordinances to include dilapidated property as subject to the abatement process as a means to protect neighborhood appearance and to protect property values.

**9. ATTORNEY'S REPORT**

**10. MANAGER'S REPORT & UPDATES**

**11. COUNCIL REPORTS**

**12. CLOSING COMMENTS**

**13. PUBLIC FORUM**

**14. ADJOURNMENT**

**NOTICE**

If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).

Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.